

**Town of Camden  
Regular Town Council Meeting  
Camden Municipal Building  
September 14, 2015**

**CALL TO ORDER**

Mayor King called the meeting to order at 7:00 p.m. and noticed that this regular Council Meeting was being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on August 28, 2015, in the following manner:

- a. The electronic sign,
- b. The Official Bulletin Board,
- c. The official Town of Camden Web Site,
- d. The News Journal, and
- e. The Delaware State News.

Vice-Mayor Green led attendees in the Pledge of Allegiance.

Mayor King led a moment of silence.

Council Attending: Mayor King, Vice-Mayor Green, Councilman Dougherty, Councilman Casquarelli, and Councilwoman Torres.

Staff Attending: Chief William Bryson, Town Manager Aaron Chaffinch, Town Clerk Jamie Fenske, Town Solicitor Craig Eliassen, and Account Specialist Amanda Marlow..

**AMENDMENTS**

None.

**ANNOUNCEMENTS**

Mayor King announced that Town Hall will be closed Monday, October 12<sup>th</sup> in observance of Columbus Day.

**MINUTES**

Motion made by Councilman Casquarelli, seconded by Vice-Mayor Green, to approve the August 3, 2015 regular meeting minutes. All in favor; none opposed.

**FINANCE REPORT**

Account Specialist, Amanda Marlow, reported that a good portion of the taxes have been collected. The 2015 audit should be completed by December.

Mayor King questioned if the property tax discount was successful.

Mrs. Marlow reported that it was most property tax bills were paid in July.

#### **POLICE REPORT**

Chief Bryson's report included but was not limited to traffic arrests and criminal activity.

Chief Bryson asked everyone to please report to the police when they have a crime take place so that the police can investigate.

Chief Bryson reported that the new recruit started the academy this morning.

Vice-Mayor Green thanked Chief Bryson and the police department for a great presence around town.

Councilwoman Torres stated that she is actively working with DelDOT to get the crosswalks in Newells Creek completed.

#### **TOWN MANAGER REPORT**

Mr. Chaffinch reported that tax payments slowed down after July.

Councilwoman Torres questioned whose responsibility it is to maintain the area around the pond behind Walmart.

Mr. Chaffinch replied that it is not the Town of Camden's and that he will find out who is responsible.

#### **CAMDEN WYOMING FIRE DEPARTMENT**

None.

#### **CAMDEN WYOMING SEWER & WATER AUTHORITY**

None.

#### **FRIENDS OF HISTORIC CAMDEN**

Mrs. Tracy Green invited Mayor, Council, and staff September 19<sup>th</sup>, 4pm to the annual picnic.

#### **VFW**

Mr. Chaffinch read a report submitted by Commander Garduno. On September 19<sup>th</sup> at 11am the VFW Post will observe POW/MIA recognition day at the AMC Museum on Dover AFB.

**MAYOR**

Mayor King thanked Council for the additional police officer. He added that police presence is great around town and helps deter crime.

Mayor King thanked staff and Council on doing great jobs turning around the town.

**PUBLIC HEARING**

*Ordinance 2015-O-04 2015 Amendment to the 2007 Camden Comprehensive Plan*

Lina Raab – Senior Land Use Planner, explained that the staff has been working on the Comprehensive Plan for the last several months. She added that this is just an amendment to the Comprehensive Plan.

Mrs. Raab explained that there are three changes; correcting an error at Caesar Rodney Ave and Camden Wyoming Ave, adding the two parcels that were annexed on Upper King Rd by the CWSWA, and made Old Camden Rd north of Caesar Rodney High School a mixed use area.

Councilwoman Torres questioned if they are in the mixed use area and they are currently zoned residential, can they be commercial.

Mrs. Raab stated that they would need to be rezoned but they would be allowed to be commercial without making a plan amendment. The Planning Commission would make a recommendation to Mayor and Council. Then Mayor and Council would approve by ordinance. No plan amendment or State review would be necessary.

Linda Moore questioned if the two properties on Upper King were the CWSWA property.

Mr. Chaffinch replied that they are CWSWA property.

*Ordinance 2015-O-05 Adopt Zoning Map*

Mrs. Raab explained that the land uses and the zoning have to be consistent. She detailed which properties have been affected: Savannah Farms is now a mixed use area, Upper King Farm is an R-3 mixed of dwelling units and mixed use, Peters Cooper Farm is a mixed use area, Hylton Market will show commercial use, 126 Center St should be residential, and Old Camden Rd will be zoned what they are currently being used for.

No public comments.

**OLD BUSINESS**

*PW Employee*

Mr. Chaffinch stated that this was a topic that was talked about last month. After researching, it was found that contracting the grass cutting out would be more expensive than hiring a full time public works employee. His recommendation was to hire a Public Works II at \$12.19 an hour.

Mrs. Marlow asked Mayor and Council to keep in mind of the aging fleet. The dump truck is a 2003, 2 zero turns are 2007, and the Public Works Director's truck is a 2005.

Chief Bryson added that the bed of the small dump truck is rusted out.

Mrs. Marlow also brought up that the public works department used to wear uniforms to help identify them and would be nice for the Code Enforcer to be able to be identified with the Town when doing enforcement.

Councilman Dougherty stated that if a new mower was needed only one would be needed and RETT funds could purchase it.

Mayor King recommended hiring a Public Works II at \$12.19 an hour that is licensed to operate the Town vehicles.

Chief Bryson added that the applicants can provide their own copy of driving and criminal records and that they should be given an initial drug test.

Vice-Mayor Green added that Mr. Chaffinch will give direct management initially and Mr. Scott will then be Code Enforcement.

Mr. Chaffinch added that there will be on job training with Harold for a while at first.

A motion was made by Vice-Mayor Green, seconded by Councilman Dougherty, to hire a public works employee II at \$12.19 an hour with a start date at Mr. Chaffinch's discretion. All in favor; none opposed.

## **NEW BUSINESS**

### *Ordinance 2015-O-04 2015 Amendment to the 2007 Camden Comprehensive Plan*

Mr. Chaffinch read the title for Ordinance #2015-O-04 2015 Amendment to the 2007 Camden Comprehensive Plan.

A motion was made by Councilman Dougherty, seconded by Councilman Casquarelli; approve the second reading of Ordinance #2015-O-04 2015 Amendment to the 2007 Camden Comprehensive Plan. Roll Call:

Mayor King – yes

Vice-Mayor Green – yes

Councilwoman Torres – yes

Councilman Dougherty – yes

Councilman Casquarelli – yes

*Ordinance 2015-O-05 Adopt Zoning Map*

A motion was made by Vice-Mayor Green, seconded by Councilwoman Torres; approve the second reading of Ordinance #2015-O-05 Adopt Zoning Map. Roll Call:

Mayor King – yes

Vice-Mayor Green – yes

Councilwoman Torres – yes

Councilman Dougherty – yes

Councilman Casquarelli – yes

*Street Paving*

Mr. Chaffinch explained that there are three areas of main concern for street paving; Center Street, Walmart Drive, and Camden Commons. Mayor King, Senator Bushweller, Representative Yearick, and Mr. Chaffinch met to discuss financial assistance. Senator Bushweller is able to allocate \$58,500 and Representative Yearick is able to allocate \$37,500. Mr. Chaffinch stated that the total project could cost around \$200,000. He added that Camden Commons could be put off for future projects that could come up later in the year.

Mayor King questioned if we could solicit bids split up into the three different parts without having to commit to all three.

Mr. Eliassen explained that the Mayor and Council can customize the acceptance as they want and can accept all or part of the bids.

Councilman Casquarelli added that the Christmas season is coming and he would like the shopping center to look good.

Mr. Chaffinch stated that he would like to have a pre bid meeting.

Chief Bryson questioned if someone inspects the pavement on the town's behalf.

Mrs. Marlow added that DelDOT questioned before why our engineer did not review the last street repaving project.

Mayor King asked Mr. Chaffinch to email Senator Bushweller to let him know that we are actively seeking bids.

Mrs. Marlow added that we will not have to have prevailing wages included in these bids.

**PUBLIC COMMENTS**

None.

**COUNCIL COMMENTS**

Councilwoman Torres stated that she is hearing from residents that Mayor King is doing a great job.

Vice-Mayor Green stated that he would like to discuss rental licenses at the October Council Meeting. He would like to see a policy that would revoke rental licenses if there are three code enforcements on a property.

Mr. Eliassen added that grass cutting is lienable.

Vice-Mayor Green questioned how do we put a stop to repeating code enforcement on rentals.

Mr. Eliassen explained that a clear standard would have to be given to all landlords.

### **ADJOURNMENT**

At 8:44 pm. a motion was made by Vice-Mayor Green, seconded by Councilwoman Torres, to adjourn the regular meeting. All in favor; none opposed.

*Respectfully submitted,  
Jamie Fenske, Town Clerk*